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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0163.0A

P.C. DATE: September 24, 2013

SUBDIVISION NAME: Riverside II

AREA: 17.54 acres

LOTS: 10

OWNER/APPLICANT: Bradsher Family Trust;
Marabella Development (Jack Bradsher, Mitchell D.
Kalogridis)

AGENT: Milestone Community
Builders (Garrett Martin)

ADDRESS OF SUBDIVISION: 7003 E. Riverside Drive

GRIDS: L-18

COUNTY: Travis

WATERSHED: Carson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-6-CO-NP & GR-MU-NP

PROPOSED LAND USE: Single Family, Office Retail

NEIGHBORHOOD PLAN: Montopolis

SIDEWALKS: Sidewalks are required on E. Riverside Drive and Maxwell Lane prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Riverside II. The proposed final plat is composed of 10 lots on 17.5444 acres. This is a resubdivision of a portion of Lot 3 of the A.H. Neighbors Subdivision and unplatted land.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 512-974-2767

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-  Subject Tract
-  Base Map

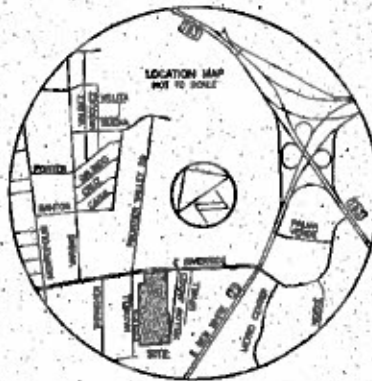
CASE#: C8-2012-0163.0A
LOCATION: E Riverside Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

RIVERSIDE II



LOT SUMMARY

TOTAL ACRES: 17.044 ACRES

ACRES TO BE DESIGNATED
0.278 ACRES

TOTAL PARCELS BY LOT: 10

LOT 1: 0.090 ACRES COMBINATION

LOT 2: 18.044 ACRES RECREATIONAL

LOT 3: 0.268 ACRES RECREATIONAL

LOT 4: 0.180 ACRES RECREATIONAL

LOT 5: 0.191 ACRES RECREATIONAL

LOT 6: 0.176 ACRES RECREATIONAL

LOT 7: 0.152 ACRES RECREATIONAL

LOT 8: 0.140 ACRES RECREATIONAL

LOT 9: 0.152 ACRES RECREATIONAL

LOT 10: 0.282 ACRES RECREATIONAL

THIS IS A SURFACE DRAWING.

SHOWING BATH THE TENSOR COORDINATE
SYSTEM OF 1955 (NAD 55). CENTRAL POINT
OF THE TENSOR COORDINATE SYSTEM FROM THE
NATIONAL GEODESIC SURVEY (OLD ON-LINE
PORTLAND) SURVEY (POINT 74-00)
FOR CHARTING, CENTRAL POINT 74-00
SYSTEM SPHERICAL WITH HIGHER SET

SURFACE COORDINATE
X 1000000.00
Y 1100000.00

TENSOR STATE PLANE COORDINATES
X 1000000.00
Y 1100000.00

ELEVATION = 50.0 FT
VERTICAL DATUM: WGS 84 (1984) ON
SURFACE COORDINATE = 1000000.00
ON SURFACE TO BE CHARTED

MARKER SCALE FACTOR = 1.00000000
ON SURFACE TO BE CHARTED

SCALED MARKER TO
ON SURFACE TO BE CHARTED

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "3/4" CAP FOUND
 - 1/2" REBAR WITH "1/2" CAP FOUND
 - 1/2" REBAR WITH "CONCRETE" CAP (SEE)
 - 1" SPLIT FOUND
 - 4" x 4" HOOD POST IN CONCRETE FOUND
 - ◆ CALCULATED POINT
 - ◆ CONTROL POINT/ARBITRARY LOCATION
 - S.E.E. TEMPORARY SURROUND SPACE EXISTENCE
 - S.E.E. SURROUND SEWER SAGMENT
 - * C. CLOUTED EXISTENCE
 - E. TELECOMMUNICATIONS EXISTENCE
 - () HOODING INFORMATION
 - UNKNOWN LOCATION



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 MacOre Lane
Austin, Texas 78744
812-443-1724
FAX 812-443-1724

PROJECT NO. 7586-004	DRAWING NO. 2586-004-01
PLAT DATE 7/6/73	PLAT SQUARE 1' = 100'
DRAWN BY JSC	SHEET 01 OF 03